

**City of Eau Claire  
Plan Commission Minutes  
Meeting of February 15, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Pederson, Larsen, Seymour, Weld, Radabaugh  
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Petrie, Genskow

The meeting was chaired by Mr. Weld.

1. **REZONING (Z-1574-16) – RM to C-1P, 1005 Oxford Avenue**  
**and**  
**SITE PLAN (SP-1604) – Boys and Girls Club**

Mr. Tufte presented a request to rezone property from RM to C-1P and to adopt the general development plan for the Boys and Girls Club at 1005 Oxford Avenue. This site was the former First Lutheran Church. The updated Comprehensive Plan includes language about existing non-residential buildings, such as a church, to be rezoned and redeveloped into low-intensity commercial. The site plan shows a new playground area in a portion of the existing parking lot, with two additional parking lots across Oxford Avenue. The Engineering Department recommends a Traffic Impact Analysis (TIA) given the amount of potential traffic for the site.

Applicant, Tracey Smiskey, Chief Development Officer with the Boys and Girls Club spoke in support of the request. This new location is approximately 55,000 sq. ft., while the current location is 15,000 sq. ft. She noted concern about the TIA, and did not think it was necessary to conduct one because of the variety of drop off and pick up times.

Dan Clumpner, 3506 Oakwood Mall Drive, a member of First Lutheran Church spoke in support of the request. He thought a TIA should not be required because there is not a model for the club on a given day.

Helene Smiar, 320 Broadway Street, Randall Park Neighborhood Association President spoke in support of the project and did provide a support letter to the Commission prior to the meeting.

Ms. Ebert moved to recommend approval subject to conditions in the staff report. Ms. Mitchell seconded and the motion passed.

2. **CONDITIONAL USE PERMIT (CZ-1601) – Cell Tower, 300 E. Hamilton Avenue**

Mr. Tufte presented a request to allow for a cell tower in an R-1 district located at 300 E. Hamilton Avenue (Chapel Heights Church). The conditional use permit is for a new 120' monopole cell tower within a fence enclosure located immediately north of an existing tower on the site. The Commission approved a conditional use permit for the existing cell tower in 2007. Concern was raised about the compatibility of a cell tower within a residential district. This request would place a second cell tower and equipment on the site. He noted from the staff report, the 14 standards of Section 18.35.050W of the conditional use permit.

Shane Begley, 14114 S. Country Circle, Gordon, WI with Begley Wireless Consulting Services, LLC on behalf of Verizon Wireless spoke in support of the request. He noted the co-location on the existing Sprint tower, but could not meet the needs of Verizon's equipment and antennas. Verizon

would be willing to build a new tower to have Sprint co-located on it; however, the expense would be on Verizon.

Andrew Hendrickson, 401 E. Tyler Avenue, spoke in opposition to the additional cell tower and had concerns of having two cell towers on a residential lot in a single family area.

Commissioners had a discussion and voiced concerns about cell towers in mostly single family areas and the compatibility having more than one tower on a residential lot. The Commission stated concern with compliance with the General Provisions for review of conditional use permits.

Ms. Mitchell moved to approve the conditional use permit. Mr. Radabaugh seconded and the motion failed (2/6 with Mr. Granlund and Ms. Ebert voted in support).

3. **DISCUSSION/DIRECTION**

A. North Side Hill Neighborhood Downzoning

Mr. Tufte explained that staff held an open house on January 28 with no one showing up. Staff received four phone calls from property owners asking why their properties were zoned commercial. The next step is to schedule public hearings to rezone the single-family and two-family uses to R-2 zoning district and the commercial uses to CBD-P with conditional use permit for the two taverns.

B. Neighborhood Revitalization Task Force

The Neighborhood Revitalization Task Force held their second meeting on February 11 with 54 people in attendance. Four speakers shared information about what their communities are doing for reinvestment efforts and what things worked or have not worked for them. The next meeting is March 10 with three more speakers.

C. Code Compliance Items

None.

D. Future Agenda Items

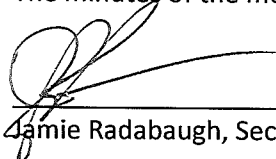
Commission members would like to revisit the conditional use permit for the existing cell tower on E. Hamilton Avenue and look into revising the cell tower ordinance in regards to State Statutes.

E. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of February 1, 2016 were approved.

  
\_\_\_\_\_  
Jamie Radabaugh, Secretary